

47. It is understood and agreed that Resident is taking possession of the leased premises on _____ and hereby agrees to pay _____ (\$ _____) as rent through _____.
Thereafter, rent shall be paid as stated in this Lease. Such occupancy shall be subject to all the terms and conditions of this Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed, in duplicate, in person or by a person thereunto duly authorized, and their respective seals to be hereunto affixed the day and year first hereinabove written.

PROPERTY: _____

WITNESS:

_____	By: _____ (SEAL) (For Owner)
_____	_____ (SEAL) (Resident)
_____	_____ (SEAL) (Resident)

DATE: _____

ADDENDUM TO LEASE AGREEMENT

Rules and Regulations. Resident covenants and agrees that all rules and regulations set forth herein, or hereafter adopted by Owner and made known to Resident, shall have the same force and effect as covenants of this Lease, and Resident covenants that he, his family, guests and invitees, will observe all such rules and regulations.

Office. The management and operation of the property are directed from our office on the premises. Requests for service should be made there as well as any other matters regarding your occupancy. Our Resident Manager will be pleased to be of assistance.

Rent. Rents are payable by check, money order, or certified funds. NO cash can be accepted for rent.

Keys. The Owner will issue to Resident keys to Resident's apartment, mailbox, and if applicable, laundry rooms. The Owner shall retain one key to each lock and the keys issued to Resident for the same shall be and remain the property of the Owner. Upon termination of occupancy of the leased premises, Resident shall surrender to the Owner all keys to the premises, mailboxes, and laundry room, if applicable. Should Resident fail to return the keys to Owner at termination of occupancy, Resident will be charged the costs for labor and materials to replace the locks. The Resident shall not install any locks to or upon any entrances to the premises without the written consent of the Owner.

Move In/Out. When moving IN or OUT of the development, Residents may not drive vehicles of any kind on the grass surrounding the building. VEHICLES MUST STAY IN DESIGNATED PARKING AREAS. Any Resident(s) not complying with this rule will be responsible for any damage done to the property and charge will be made accordingly.

Occupants. Only exact number of persons specified on applications may occupy apartment. Prospective residents falsifying number of persons to occupy apartment will be given vacating notice. Resident further understands that under no circumstances will the premises be used as a "day care center" and further agrees not to apply for a license for same.

Pets. Resident agrees not to keep or maintain in the leased premises any dog, cat, or other pet, domesticated or wild. Resident further agrees not to allow or permit guests, invitees, licensees, or other visitors to bring any such animals of any kind into or upon the demised premises or the project grounds. With the written consent of Owner first had and obtained, Owner acknowledges the right of any Resident who is blind or handicapped to keep and maintain a dog of his choice on the demised premises, provided such dog is properly licensed, is maintained under the control of a leash by a person when in public areas on the project, and has received all inoculations recommended or required by local health authorities and at the times required thereby. Resident shall be liable for all damage done to person or property by such dog.

Entrance Steps, Hallways, Etc. There will be no loitering on any part of the property. Resident shall not sit upon or permit any member of his household or visitors thereto to sit on the grassy areas or the entrance steps to any building in which the leased premises are located. No baby carriages, strollers, playpens, bicycles, tricycles, roller skates and the like shall be deposited, allowed or permitted in the lobbies of the building or to stand in the halls, passageways, areas, courts, swimming pools, sidewalks or lawns of the building. Owner shall have the right to impound such articles and a charge will be made for their return.

Doors. Resident shall keep or cause to be kept all doors leading from and into said leased premises closed at all times, and Owner reserves the right to close all such doors in the event of the violation of this provision.

Laundry. Resident shall not install or use a washing machine and/or dryer in the leased premises, but shall be entitled, upon payment of such meter charges as may be established for use of such equipment, to use the laundry facilities afforded in the laundry rooms in such manner and during such times as may be determined by Owner. No outside hanging or airing of laundry or clothes is permitted.

Tennis, Swimming Pool. If applicable, tennis/swimming pool rules and regulations will have a separate addendum to Lease.

Walls, Windows, Balconies and Terraces, Etc. Resident shall not suffer or permit anything to be kept on the window sills in the leased premises, shall not permit anything to be thrown out of the windows, balconies or patios of the leased premises, or the dusting or shaking of rugs, mops, brooms or other cleaning material out of either the windows, balconies, patios or doors of the leased premises; and shall not permit to be driven any nails into the walls or woodwork of the leased premises, except approved picture hooks, or in any manner deface or injure the floors, walls, woodwork or windows of the leased premises or place any sign, advertisement or notice of any kind in or upon the leased premises. No gum picture hooks shall be adhered to the walls. Owner shall repair, at Resident's own cost and expense, all broken windows in the leased premises due to Resident negligence. Carpet is not permitted on patios or balconies. Awnings are not permitted. Kindly refrain from tossing cigarettes or trash off balconies and terraces. No storage is permitted on balconies or patios, only furnishings designed for balcony/patio use. Under no circumstances are furnace rooms to be used for storage.

Window Coverings. Resident understands that within thirty (30) days of occupancy, white backed draperies on patio/balcony sliding glass doors must be installed, covering the door from top to floor and from each wall side. During this 30-day period, Resident shall install appropriate covering that will not detract from the appearance of the building (i.e., foil, newspaper, etc.). Plastic as insulation is not permitted. Any material other than above must have written approval of Management.

Barbecues/Grills. Barbecue grills, hibachis or other means of preparing food is forbidden on any part of the property to avoid possibility of fires and noxious smoke.

Smoke Detectors. The smoke detector in your apartment is there for your protection. It is against the law to tamper with or disconnect it (\$500.00 fine). If the red light goes out or you have any trouble with it, contact the Rental Office immediately. Upon vacating apartment, if smoke detector is not in working condition, you will be charged for replacement.

Plumbing Fixtures. No water and sewer apparatus and fixtures shall be used for purposes other than those for which they are designed, and no sweepings, matches, rags, ashes, sanitary napkins, disposable diapers, diapers, or other improper articles shall be thrown therein. The cost of unstopping and/or repairing any damage resulting from misuse of any of the same shall be borne by Resident occupying the premises, and Resident hereby agrees to pay, as added rent, the cost of such repairs immediately upon presentation of an invoice by Owner.

Repairs, Breakage and Damage. The need for repairs should be reported to the office promptly and will be attended to as quickly as possible. Any repairs or replacements necessitated by breakage or damage to equipment as a result of Resident negligence will be charged to the Resident and will be due and payable on the following rent date.

Extermination Service. The Management renders regular exterminating service free of charge. From time to time circumstances may require that all apartments in a building be treated. Any Resident refusing to cooperate will be requested to vacate.

Trash and Garbage. Bottles, cans, newspapers, magazines, etc., and all garbage or trash must be taken to the containers provided.

Resident Vehicles. Under no circumstances are cars to be washed, maintained, or repaired on the property. All vehicles must have current license and be operable.

Parking Areas. Vehicles must be parked in designated areas only. There will be no vehicles parked in fire lanes or dumpster areas. Violators will be towed at their own expense. Parking areas are intended for the convenience of residents who use their automobiles regularly. Dead storage parking of cars as well as the parking of boats, trailers, or commercial vehicles is not permitted and will be removed by the Management. All motorcycles will be parked in areas and manner as designated by the Management. Motorcycles shall not be parked on balconies or terraces, asphalt roadways, parking spaces or lawns.

Roofs. Resident are not allowed on roofs for any purpose whatsoever.

Soliciting. Soliciting is strictly forbidden. It is requested that residents notify the office if a solicitor appears and appropriate action will be taken.

Television Master Antenna. Master antenna outlets are provided at no extra charge. Do not tamper with outlets or attempt to hook-up radios to television outlets. Residents cannot install own antennas. Volume at any hour must be kept moderate so as not to disturb other residents.

The Owner reserves the right to amend and to enlarge the foregoing house rules from time to time and to cause any amendments or enlargements thereto to be available for inspection during reasonable hours in its offices on the premises; and the undersigned hereby agrees to be bound to all such amendments and enlargements. Violation of these rules or any one of them shall be sufficient cause for termination of this Lease at the option of the Owner.

The undersigned, having read the aforesaid house rules, hereby agrees to abide by them at all times during this residency.

Property_____

Witness_____ (For Owner)_____

Date_____

Witness_____ Resident_____

Date_____

Witness_____ Resident_____

Date_____